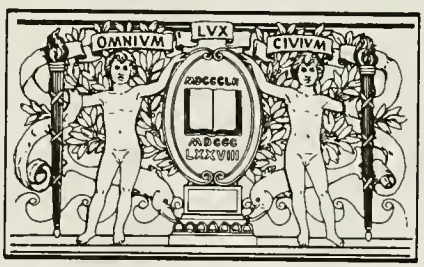
BRA
742

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# ASIAN COMMUNITY DEVELOPMENT CORPORATION

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## CHINATOWN PARCEL R3-B
## BOSTON, MASSACHUSETTS

**Application Section 8 Project Based Assistance Program**
**April 30, 1991**

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## ATTACHMENT SUMMARY & CHECKLIST

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FORM 1

PROJECT SUMMARY

1. APPLICANT: Name Asian Community Development Corporation

Address 360B Tremont Street Boston, MA 02116

2. PROJECT ADDRESS: Washington St./Oak St./Marginal Rd./Harrison Ave.

Chinatown

3. PROJECT NAME (if different): Chinatown Parcel R3-B

4. Does the proposal include plans for using City-owned or abandoned property?

Yes x No ____

5. PROJECT TYPE: (Check all categories that apply)

| | |
|---|---|
| x NEW CONSTRUCTION | x RENTAL |
| ____ REHABILITATION OF OCCUPIED PROPERTY | ____ SUPPORTED HOUSING |
| | ____ ADAPTIVE REUSE |
| ____ REHABILITATION OF ABANDONED PROPERTY | ____ OTHER (specify) |
| ____ MIXED USE | ____ |

6. PROJECTED DATE OF COMPLETION: April 1, 1993

PROPOSED TERM OF CONTRACT FOR SECTION 8 PROJECT BASED ASSISTANCE 15 yrs

7. PROJECT DESCRIPTION: Complete the following project description where the following definitions apply: "new units" includes newly constructed housing, rehabilitation of abandoned units, creation of new housing through adaptive reuse.

| (i) UNIT BY TYPE | TOTAL UNITS | (ii) # OF PBA ASSISTED UNITS | | CONTRACT RENT |
|---|---|---|---|---|
| MULTI-FAMILY HOUSING RENTAL | 100 | SRO | 0 | |
| LIMITED EQUITY COOPERATIVE | | 0BR | 0 | |
| SINGLE ROOM OCCUPANCY (SRO) | | 1BR | 2 | $ 739 |
| OTHER (specify)_____ | | 2BR | 18 | $ 869 |
| | | 3BR | 22 | $1,087 |
| | | 4BR | 10 | $1,217 |
| Total | 100 | | 52 | |

Form 1/pg.2

8. AFFORDABILITY RATIOS

| | NUMBER | PERCENT |
|---|---|---|
| (i) Market Rate Units: | 40 | 40 % |
| Moderate (below 80% median income) | 8 | 8 % |
| Units reserved for low-income households with rent subsidies (at or below 50% of median | 52 | 52 % |
| Total Units | 100 | 100% |
| (ii) Units reserved for households at or below 60% of area median income | 60 | 60 % |

9. Cost summary

| | |
|---|---|
| TOTAL DEVELOPMENT COST: | $ 14,166,000 |
| DEVELOPMENT COST PER SQ. FT.: | $ |
| A. NEW CONSTRUCTION: | $ 131 |
| B. REHABILITATION: | $ |

10. Financing Summary

| | |
|---|---|
| PROPOSED PROJECT FINANCING (Private) | |
| SYNDICATION PROCEEDS | $2,235,000 |
| PROPOSED PROJECT FINANCING (Public) | |
| MHFA Tax Exempt Mortgage | $11,243,000* |
| Community Development Action Grant | 500,000 |
| BRA Capital Contributions | 138,000 |
| TOTAL PROPOSED PROJECT FINANCING: | $14,166,000 |

*Mortgage will be supported by operating subsidies from 3 sources:
1) RDAL - $250,000 first year;
2) Neighborhood Housing Trust Linkage Funds - $285,000 first year;
3) BRA Operating Contribution - $76,000 per year.

ELIGIBILITY AND RANKING CRITERIA

11. The Rehabilitation or production of limited equity cooperatives and lodging houses.

Currently, this proposal is for a multifamily rental development. The Sponsor may consider adapting the project into a limited equity cooperative at a future date.

12. The provision of supportive services to low-income tenants.

The low-income tenants living in the Parcel R3-B Project will have numerous bilingual support services available to them within short walking distances. Across the street, there is the South-Cove Community Health Center, Golden Age Center, and Quincy School Community Council. The Health Center provides bilingual medical and mental health services affordable to low-income people. The Golden Age Center provides a wide range of bilingual services to the elderly population at no cost. The Quincy School Community Council provides daycare, recreational programs and English as a Second Language at no costs or affordable rates. One block away is the Youth Essential Services that offers teen activities and counseling at little to no cost. About 2 blocks away, there is the Chinese American Civic Association that offers job training, employment counseling, housing counseling, immigration and translation services for free or at low costs. 4 blocks away, Greater Boston Legal Services offers free legal advice and representation to low-income people.

13. The rehabilitation of key structures or new construction of a day lot, and evidence of community support.

In addition to providing much needed affordable housing, the project will benefit Chinatown by constructing housing and open space on a site currently occupied by a parking lot and an abandoned building.

Due the tremendous need for affordable housing in Chinatown and strength of development team, this project has generated tremendous community and city-wide support. This is documented by written letters of support by approximately 130 elected officials, institutions, community groups, businesses, abutters and individuals as well as a petition signed by 890 members of the Asian community in support of ACDC's application for EOCD's Combined Funding Round. As an indication that community support for project is continuing to grow, ACDC has submitted over 40 additional letters of support and a petition signed by over 2,000 members of the Community and other supporters requesting that the Commonwealth make the RDAL commitment and funding available to ACDC in a timely manner.

14. Developer's Capacity

Although the Parcel R3-B Project is the first housing project for ACDC, the ACDC Board and its development team have extensive expertise and capacity in housing development. The combined experience of ACDC's Board members include the development of the Oxford Place and 31 Beach Street housing developments in Chinatown; the China Trade Building; the rent-up of Tai Tung Village (214 units); the development of the Chinatown Development Plan; and the planning for Copley Place, the Charlestown Navy Yard and the Parcel to Parcel Linkage Project #1. As developer, ACDC has assembled a strong development team made up of Woo & Williams (architects), The Community Builders, Inc. (development consultants), R.W. Granger & Sons, Inc. (contractor) and Goodwin, Procter and Hoar (legal counsel). As ACDC's development consultants, The Community Builders has created over 6,000 units of housings and has over 25 years of experience in the development and creation of affordable housing. Woo & Williams, winner of the Olympic Village design in Korea, also has extensive architectural experience. R.W. Granger & Sons and Goodwin, Procter and Hoar are also well-established and experienced team members, each responsible for several thousand units of mixed income housing over the past decade or more.

15. Leverage of Private Funding

This is a $14,178,000 project made feasible by leveraging Section 8 assistance with funding from an institution (New England Medical Center land lease payments from parking garage), the City of Boston (BRA Grant and site designation), the Commonwealth of Massachusetts (CDAG, RDAL and MHFA Tax Exempt Mortgage Financing), the federal government (low income housing tax credits), and the private sector (Neighborhood Housing Trust linkage payments and limited partner capital contributions from the syndication of low income housing tax credits).

16. Readiness to Proceed

On December 7, 1990, the Executive Office of Communities & Development awarded the project $500,000 in CDAG funds, and RDAL at $250,000 in the first year. ACDC submitted an application to MHFA for Official Action Status on November 23, 1990, and an application to the Neighborhood Housing Trust on December 18, 1990.

A measure of a project's "readiness to proceed" is the extent of commitment and enthusiasm evident in the development team, and the team's ability to move expeditiously to develop a project. In anticipation of funding, the ACDC Board and Staff have met on a regular basis for almost 3 years. The Community Builders and Woo & Williams, working mostly on a speculative basis, and Goodwin, Procter & Hoar, providing pro bono services, further demonstrate that the entire development team is equally committed and enthusiastic. With ACDC's collective experience and community support, and the track records of The Community Builder's, Woo & Williams, R.W. Granger & Sons and Goodwin, Procter & Hoar, the team has the ability to expeditiously develop Parcel R3-B.

Furthermore, since the Boston Redevelopment Authority is also committed to deploy all necessary resources to keep this project on an accelerated development timetable, ACDC is confident that the project will move expeditiously through mortgage approvals and into construction within 120 days of the BHA's conditional commitment of project based assistance.

17. Site & Design

This project's design and program evolved through careful consideration of Chinatown's needs and unique characteristics. It's scale, affordability, bedroom mix, open spaces and design reflects Chinatown's dire need for affordable large family-sized units, recreational open space and traditional family values of general cohabitation.

A ten story structure on Washington Street will house all 60 of the one and two bedroom units, while four story structures on Oak Street, Maple Place and the parcel division line will house the 40 three and four bedroom units. This design was created to accommodate the desire of Asian elderly and their families to live together or to live very close to each other, but in separate quarters to allow for their respective activities and tolerable noise levels. Another attractive design feature is that all 40 family units and 10 of the two bedroom units are walkup units with separate private entrances from the streets or courtyard.

The primary urban objective for Parcel R3-B is to create housing that reinforces the strong cultural identity of Chinatown, while relating to the scale, quality and ambience of the historic South End. The scale of the rowhouses to the east is maintained at the eastern edge of the site where the proposed buildings are only four stories. The buildings rise to ten stories at Washington Street, where the adjacent context is of larger scale and the street width is greater. The housing will enclose a private courtyard designed for family use. A public open space, landscaped with trees, shrubs and benches, will create a quiet recreation space on the Oak Street edge of the project.

70 parking spaces for residents will be available at an adjacent parking garage proposed to be built across Oak Street by a creative joint venture between the Chinatown community, a major institution, and the BRA. Residents will have the guaranteed option to lease parking spaces at a reduced rate without ACDC having to incur any of its development or operating costs.

18. Percentage of Affordable Units

Out of the 100 units, there will be 20 one bedroom units, 40 two bedroom units, 30 three bedroom units, and 10 four bedroom units. 52 of these units will be Section 8 assisted units and 8 will be affordable to households earning 60% of median income for a total of 60 affordable units (60%). 36 (90%) of the three and four bedroom units will be affordable to low income households.

19. Duration and Strength of Mechanisms to Preserve Affordability.

ACDC is committed to ensuring the long term affordability of the development. As a nonprofit sponsor, ACDC intends to preserve the affordability of the low-income units in perpetuity.

ACDC will create a wholly-owned, for profit subsidiary which will serve as the general partner of the limited partnership that will become the owner of the development. In addition to the use restrictions imposed by the Low Income Tax Credit regulations and the presence of RDAL subsidy funding, the partnership agreement will stipulate that ACDC or its subsidiary, will have the first option to buy the property from the partnership in order to continue the affordability of the low-income units in perpetuity.

20. Site Control.

The Boston Redevelopment Authority Board voted to give ACDC tentative designation of Parcel R3-B on September 29, 1988.

21. Compliance with Boston Jobs.

As a developer, ACDC feels compliance with the Boston Jobs Ordinance is important and will enforce it in all employment opportunities. ACDC is also committed to exceeding its goals beyond the minimum requirements of the Ordinance.

22. Compliance with Sanitary and Building Codes.

ACDC will comply with all State Sanitary Code and Building Codes. As ACDC strives for excellence, it will attempt to go beyond the minimum State requirements within its financial means.

23. Fair Housing.

ACDC is very committed to fair housing and has developed extensive outreach efforts to reach under-represented minorities. Because several of our Board members as well as staff work with or have worked with diverse communities, the ability to educate and encourage minorities to apply to the BHA housing waiting list will be great.

24. Extent of Participation by Minority or Women Owned Business.

The following minority business enterprises are part of the development team: The Asian Community Development Corporation (developer); Woo & Williams (architects); Lim & Associates (structural engineers); Richard Lee, P.C. (accountant). ACDC sees such participation as an important goal and will attempt to increase participation for minorities and women owned businesses when there are other future opportunities.

FORM 2

## I. SITE INFORMATION

Please include site map and directions as ATTACHMENT A.

1. SIZE OF SITE

   a. Site gross square footage/acreage: 38,028

   b. Site's buildable square footage/acreage: 38,028

   c. Wetlands square footage: n/a

2. EXISTING SITE CONDITIONS

   a. Number of existing structures: 1

   b. Gross square ~~footage~~ of existing structures: to be demolished

   c. Number of off site parking spaces ~~existing~~/proposed 70 /

3. AMENITIES AND SERVICES

   Please indicate distance from site:

   a. Shopping facilities 2 blocks
   b. Schools Across the street
   c. Hospitals Across the street
   d. Parks & Recreational Facilities Boston Common and Public Gardens-5 blocks QSCC-across st., South Cove Y 4 blocks
   e. Police Station 1/4 mile
   f. Fire Station 1/4 mile
   g. Public Transportation one block

* Please locate the above on the City map as part of ATTACHMENT A.

4. PROPOSED DEVELOPMENT PLAN — CHECK

| | | |
|---|---|---|
| a. | Number of new structures: | 1 |
| b. | Gross square footage of new structure(s): | 107,906 sq. ft. |
| c. | Total number of buildings planned: (including existing structures) | 1 |
| d. | Highest number of stories above basement: | 10 |
| e. | Total gross square footage planned: (including existing structures) | 107,906 sq. ft. |
| f. | Total residential square footage: | 91,010 sq. ft. |
| g. | Total commercial square footage: | 0 sq. ft. |
| h. | Total community/common space square footage: | 16,896 sq. ft. |
| i. | Percent square footage for residential use: | 84.3 % |
| j. | Total number of residential units: | 100 |
| k. | Number of handicapped residential units: (5% minimum required) | 5 |
| l. | Project density (units per acre): | 115 |

5. **Please indicate below whether the proposed project has received environmental clearance from the City of Boston, 21E approval from the State and respective dates.**

The project has not received environmental clearance from the City of Boston, nor 21E approval from the state.

FORM 3

SITE CONTROL/DEVELOPMENT SCHEDULE

1. Status

| Type of Status | Effective Date | Expiration Date |
|---|---|---|
| Developer Designation | 9/28/88 | NONE |
| Option | | |
| Purchase and Sale | | |
| Deeded | | |

Please include evidence of Site Control as **ATTACHMENT B.**

| 2. Development Schedule | Actual or Projected Dates |
|---|---|
| Construction Loan Closing | 9/30/91 |
| Construction Start | 10/01/91 |
| 50% Construction Completion | 06/01/92 |
| Construction Completion | 04/01/93 |
| First Certificate of Occupancy | 04/01/93 |
| Permanent Loan Closing | 05/31/93 |
| 95% Occupancy | 06/30/93 |

**FORM 4**

TENANT SERVICES & AFFORDABILITY

1. If the proposed project is a limited equity cooperative, describe the evolution and status of organization, what level of education/training that has/will take place and by whom, and whether Articles of Organization and Bylaws that have been drafted, filed or adopted? Include this narrative and any documents as **ATTACHMENT C.**

NOT APPLICABLE

2. If the proposed project will serve a special needs population, describe the community and the social service to be provided. Include information regarding the service provider, the source of funds (e.g. Department of Mental or Public Health) for the service as well as the term of and restrictions on the use of those funds. Describe any previous experience the developer has had with this or any similar community. Describe the level of technical assistance available to the developer in the development and operations of the housing. Include this narrative and any relevant information or documents as **ATTACHMENT D.**

NOT APPLICABLE

3. Statement of the Owner's plan for managing and maintaining the unit(s) in **ATTACHMENT E** (format provided).

4. All projects must conform with the use restriction terms imposed through the specific funding resources proposed. Briefly describe below any plans for extending the use of the property beyond the minimums, and how the owner intends to maximize affordability levels.

ACDC intends to preserve the affordability of the low-income units in perpetuity. ACDC will create a wholly-owned, for profit subsidiary which will serve as the general partner of the limited partnership that will become the owner of the development. In addition to the use restrictions imposed by the Low Income*

5. **If proposed project is substantial rehabilitation, must any tenants be relocated?**

NOT APPLICABLE

**YES** _____ **NO** _____

**Please sign the disclosure statement located on Page 2 of this form and (if applicable) provide a detailed relocation plan as ATTACHMENT F.**

*Housing Tax Credit regulations and the presence of RDAL subsidy funding, the partnership agreement will stipulate that ACDC or its subsidiary, will have first option to buy the property from the partnership in order to continue the affordability of the low-income units in perpetuity.

## TENANT RELOCATION CERTIFICATION

I/We, Carol Lee for Asian Community Development Corp., certify that no tenant currently residing at the project site has been forced to move without cause in the last twelve months.

I/We, agree (if applicable) to assume all such costs of temporary tenant relocation.

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS

29th Day of April, 1991

SIGNATURE: _____ for Asian Community Development Corp.

ADDRESS: 360B Tremont Street Boston, MA 02116

FORM 5

## I. DEVELOPMENT TEAM INFORMATION

Developer Name: ASIAN COMMUNITY DEVELOPMENT CORPORATION

Address: 360B Tremont Street Boston, MA 02116

Telephone: 482-2380

1. As **ATTACHMENT G**, on a separate page, please describe fully the nature of the development entity, including: a) the legal structure, b) list the general partners c) the legal history of the organization. Please attach a copy of any joint venture agreement, articles of incorporation or trust agreement establishing the development entity.

Builder (s)

Architect/Engineer (s)
Woo & Williams
495 Mass. Ave.
Boston, MA 02139

Attorney
Goodwin, Proctor & Hoar
One Exchange Place
Boston, MA 02109

Accountant
Richard Lee
65 Harrison Ave, Suite 403
Boston, MA 02111

Development Consultant
The Community Builders, Inc.
95 Berkeley St. Suite 500
Boston, MA 02116

Construction Manager

**Marketing Agent (if applicable)**
The Community Builders, Inc.
95 Berkeley St. Suite 500
Boston, MA 02116

**Management Agent**
The Community Builders, Inc.
95 Berkeley St. Suite 500
Boston, MA 02116

**General Contractor**
R.W. Granger & Sons, Inc.
415 Boston Turnpike P.O. Box 5265
Shrewbury, MA 01545

2. For each of the members of the development team, including each general partner include a resume as **ATTACHMENT H.**

## II. DEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

1. Name and address of developer:

   Asian Community Development Corporation
   360B Tremont Street
   Boston, MA 02116

2. Is the developer or any other member of the joint venture a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms?

   YES: _____ NO: x

   If yes, explain:

3. a. The financial condition of the developer, as of 6/30/90 is as reflected in the attached financial statement as **ATTACHMENT I.** Additionally, you are required to sign the certification on page 5 of this form.

ACDC will be performing its annual audit at the end of June. A completed audit will be available in July.

**NOTE: Attach to this statement a financial statement FOR EACH GENERAL PARTNER showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the financial statement precedes the date of this submission by more than six months, also provide an interim balance sheet not more than 60 days old as part of ATTACHMENT I.**

**b. Name and address of auditor or public accountant who performed audit on which said financial statement is based.**

Richard Lee, P.C.
65 Harrison Ave. Suite 403
Boston, MA 02111

4. **Name and addresses of bank references:**

Bank of Boston
710 Washington St.
Boston, MA 02111

5. a. Please list the names of officers, principal members, shareholders, investors and other parties having a substantial interest in the project.

The Asian Community Development Corporation (ACDC) is a non-profit 501 (c)(3) organization made up of residents, Asian community members and other interested parties. All the Board members are voluntary. There is one paid staff person, the executive director: Carol Lee.

b. Has the developer or (if any) the corporation, or any subsidiary or affiliated corporation of the developer or said parent corporation, or any of the developer's officers or principal members, shareholders or investors, or other interested parties been adjudged bankrupt, either voluntary or involuntary, within the past ten years?

YES: _____ NO: x

If yes, give the date, place and under what name.

6. a. Undertakings, comparable to the proposed development work, which have been completed by the developer, including identification and brief description of each project and date of completion.

NOT APPLICABLE

7. Has the developer or a parent corporation, a subsidiary, an affiliate, or a principal of the developer is to participate in the development of the land as a construction contractor or builder? Yes _____ No x

8. Please list the name and address of the General Contractor and complete General Contractor Profile (see Form 6).

R.W. Granger & Sons, Inc. 415 Boston Turnpike, P.O. Box5265 Shrewbury, MA 01545

9. Provide a statement and other evidence of the developer's qualifications and financial responsibility (other than the financial statement) below.

## CERTIFICATION

I/~~We~~, Carol Lee for Asian Community Development Corporation, certify that this Developer's Statement of Qualifications and Financial Responsibility and the attached evidence of the developer's qualifications and financial responsibility, including financial statements, are true and correct to the best of my/our knowledge and belief.

| | |
|---|---|
| Dated April 29, 1991 | Dated |
| Carol Lee | |
| Signature | Signature |
| 360B Tremont Street | |
| Boston, MA 02116 | |
| Address & Zip Code | Address & Zip Code |

FORM 6

DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston must truthfully complete this Statement and submit it prior to being formally designated for any project.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

NO

2. Are any of the principals employed by the City of Boston? If so, in what capacity? (Please include name of agency or department and position held in that agency or department.)

NO

3. Have any of the principals previously owned any real estate? If so, when, where, and what type of property?

NO

4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

NO

5. If the developer, any employee of the developer or any party holding a financial interest in the development is now a City of Boston or BHA employee or has been at any time in the year preceding this date, please list the person(s)'s name, position held, or financial interest in the development entity, City of Boston and/or BHA position, and if not currently employed by the City/BHA, the last date of City/BHA employment.

EMPLOYEE: Carol Lee (PREVIOUS CITY OF BOSTON EMPLOYEE)
Boston Human Rights Commission
Administrative Assistant/Dir. of Community Education
1985-1987

6. Summarize all the owner, developer, builder, architect, and management agents prior participation in BHA and/or City of Boston employees (if applicable) and disclose of any possible conflict of interest by any of these parties. **ALSO COMPLETE THE HUD PRESCRIBED PREVIOUS PARTICIPATION CERTICFICATION FORM WHICH IS ENCLOSED AND INCLUDE IN YOUR COMPLETED APPLICATION.**

7. Have any of the principals ever been convicted of any arson-related crimes, or currently under indictment for any such crimes?

NO

8. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?

NO

**NOTE: The applicant is required to provide the above information to the Boston Housing Authority concerning any participant who is not known at the time of the Owner/Applicants submission as soon as the paritcipation is known.**

**SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS**

29th **Day of** April, **19** 91

**SIGNATURE:** _____

**ADDRESS:** 360B Tremont St.
Boston, MA 02116

FORM 7

## GENERAL CONTRACTOR'S PROFILE

Indicate approximate dollar amount of bonding capacity authorized in past three years. $ 40,000,000. (single project) / $140,000,000. (aggregate)

Agent Name, Address, and Telephone:

G.M. Abodeely Insurance Agency Attn: George M. Abodeely

370 Main St. (508)791-2366

Worcester, MA 01608

Is the general contractor under probation or disbarment by a federal or state agency or authority for compliance violations respecting federal or state regulations or policies concerning equal employment opportunity or prevailing wage regulations? No

If yes, describe:

Are any contracts to which the general contractor is a party under litigation or arbitration? Yes X No

If yes, indicate claimant, project name, approximate amount of claim(s), nature of claim(s) and present status:

Minor, as related to normal operations.

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Has the general contractor ever failed to complete a project? Yes __ No X

If yes, describe:

Describe the work customarily performed by the general contractor.

Demolition / Concrete Work / Rough & Finish Carpentry / Installation of General Building Components

Include approximate percentage of work to be subcontracted. 60 - 80 %

Brief statement respecting equipment, experience, financial capability, and other resources available to such contractor specifying qualifications of personnel and general experience of contractor.

Please See Information With Brochure

Provide a schedule of contractor's work in process including location, dollar amount of contract, construction start and estimated completion dates.

Please See Attached Project Listing

FORM 8

ZONING

1. What is the present use of the property? There is an abandoned building, a vacant lot, a temporary community garden and a temporary playground.

2. What is the present zoning of the property? Residential Zoning: The site is zoned as a Residential Chinatown Planned Area which allows for 175' maximum building height and FAR of 6.

3. If present zoning does not allow for proposed use, has the needed zone change/variance/special permit/ been obtained?

Yes____ No____

If not, describe status:

Please include evidence, if available, of zoning, zoning map, and local zoning regulations as part of **ATTACHMENT J.**

6. Briefly identify and describe any known support and/or opposition by local officials or neighborhood groups regarding the project; include any letters of support as **ATTACHMENT K.**

Public officials: Congressman Kennedy, Sen. Bulger, Rep. DiMasi, Mayor Flynn, Councillor Salerno, Councillor Kelly, Councillor Bolling. Community Support: ACDC has over 150 letters of support and over 2,000 petitioners on file from 1988 to present from various community organizations and residents, institutions and other supporters. Please see ATTACHMENT K.

8. **Name and telephone number of key local official(s) familiar with this proposal:** Stephen Coyle (BRA)- 722-4300 Mayor Flynn 725-4357

9. **Name of active neighborhood group:** Chinatown-South Cove Neighborhood Council

**Contact person and phone number:** George Joe 426-8858

FORM 9

## 1.HOUSING DEVELOPMENT BUDGET

Developer Name: ASIAN COMMUNITY DEVELOPMENT CORPORATION

**HOUSING**

| | | |

Form 9/pg.2

YEAR 1

2. HOUSING OPERATING BUDGET

Developer Name: ASIAN COMMUNITY DEVELOPMENT CORPORATION

| | NSF | # of Units | Monthly Rents | Utility Allowance | Unit Monthly Rents | Total Monthly Rents |
|---|---|---|---|---|---|---|
| SECTION 8 PBA UNITS | | | | | | |
| 1-BR | 687 | 2 | 739 | 33 | 706 | 1,412 |
| 2-BR | 819 | 18 | 869 | 38 | 831 | 14,958 |
| 3-BR | 1,087 | 22 | 1,087 | 45 | 1,042 | 22,924 |
| 4-BR | 1,190 | 10 | 1,217 | 53 | 1,164 | 11,640 |
| Subtotal s.8 | | 52 | | | | 50,934 |
| LOW INCOME CREDIT UNITS | | | | | | |
| 1-BR | 687 | 0 | 443 | 33 | 410 | 0 |
| 2-BR | 819 | 4 | 533 | 38 | 495 | 1,980 |
| 3-BR | 1,087 | 4 | 615 | 45 | 570 | 2,280 |
| 4-BR | 1,190 | 0 | 686 | 53 | 633 | 0 |
| Subtotal Low-Credit | | 8 | | | | 4,260 |
| MARKET UNITS | | | | | | |
| 1-BR | 687 | 18 | 700 | 0 | 700 | 12,600 |
| 2-BR | 819 | 18 | 880 | 0 | 880 | 15,840 |
| 3-BR | 1,087 | 4 | 1,000 | 0 | 1,000 | 4,000 |
| 4-BR | 1,190 | 0 | 1,150 | 0 | 1,150 | 0 |
| Subtotal Market | | 40 | | | | 32,440 |
| TOTAL | | | | | | |
| 1-BR | 687 | 20 | | | | 14,012 |
| 2-BR | 819 | 40 | | | | 32,778 |
| 3-BR | 1,087 | 30 | | | | 29,204 |
| 4-BR | 1,190 | 10 | | | | 11,640 |
| | | 100 | | | | 87,634 |
| ANNUAL RENTAL INCOME | | | | | | 1,051,608 |

| | | | |
|---|---|---|---|
| Other Annual Income | | | |
| 1. PARKING GARAGE | $75.00 / month x | 35 spaces | 31,500 |
| 2. LAUNDRY INCOME | $8.00 / month x | 60 1&2BR Units | 5,760 |
| 3. BRA OPERATING CONTRIBUTION | | | 76,000 |
| 4. SPONSOR OPERATING SUBSIDY (Source: Linkage) | | | 270,000 |
| 4. RDAL | | | 250,000 |
| Other Annual Income | | | 633,260 |
| GROSS ANNUAL INCOME | | | 1,684,868 |
| Less: Vacancy Allowance - Market Units @ | | 5% | (19,464) |
| - Low Income Units | | 3% | (19,870) |
| EFFECTIVE GROSS INCOME | | | 1,645,534 |

Form 9/pg.3

**EFFECTIVE GROSS INCOME** 1,645,534

**OPERATING EXPENSES**

| | per unit | | |
|---|---|---|---|
| 1. Insurance | 220 | 22,000 | |
| 2. Heat & Hot Water | 860 | 86,000 | |
| 3. Common Electricity | 80 | 8,000 | |
| 4. Water & Sewer | 230 | 23,000 | |
| 5. Maintenance | 940 | 94,000 | |
| 6. Replacement Reserve | 275 | 27,500 | |
| 7. Administrative | 570 | 57,000 | |
| 8. Marketing | 100 | 10,000 | |
| 9. Security | 500 | 50,000 | |
| 10. EOCD Fee | 25 | 2,500 | |
| 11. Management | 600 | 60,000 | |
| 11. Real Estate Taxes | 600 | 60,000 | |
| TOTAL OPERATING | 5,000 | | 500,000 |

NET OPERATING INCOME (N.O.I.) 1,145,534

DEBT SERVICE PAYMENTS 1,041,395

| | Rate | Fees | Term | Constant | Mortgage |
|---|---|---|---|---|---|
| MHFA TERMS | 8.50% | 0.30% | 35 | 9.2623% | 11,243,000 |

CASH FLOW / DEBT SERVICE COVERAGE 10.0% 104,139

FORM 10

## PROPOSED CONTRACT RENT & JUSTIFICATION

### HOUSING UNIT SIZE & PRICE BREAKDOWN

| | # of Units | S.F. per Unit | Gross Monthly Rents | Utility Allowance | Proposed Contract Rents | Cost Per S.F |
|---|---|---|---|---|---|---|
| **PROPOSED SECTION 8 PBA UNITS** | | | | | | |
| 1-BR | 2 | 687 | 739 | 33 | 706 | 1.03 |
| 2-BR | 18 | 819 | 869 | 38 | 831 | 1.01 |
| 3-BR | 22 | 1,087 | 1,087 | 45 | 1,042 | 0.96 |
| 4-BR | 10 | 1,190 | 1,217 | 53 | 1,164 | 0.98 |
| Subtotal S.8 | 52 | | | | | |
| **LOW INCOME CREDIT UNITS** | | | | | | |
| 1-BR | 0 | 687 | 443 | 33 | 410 | 0.60 |
| 2-BR | 4 | 819 | 533 | 38 | 495 | 0.60 |
| 3-BR | 4 | 1,087 | 615 | 45 | 570 | 0.52 |
| 4-BR | 0 | 1,190 | 686 | 53 | 633 | 0.53 |
| Subtotal @ 60% | 8 | | | | | |
| **MARKET UNITS** | | | | | | |
| 1-BR | 18 | 687 | 700 | 0 | 700 | 1.02 |
| 2-BR | 18 | 819 | 880 | 0 | 880 | 1.07 |
| 3-BR | 4 | 1,087 | 1,000 | 0 | 1,000 | 0.92 |
| 4-BR | 0 | 1,190 | 1,150 | 0 | 1,150 | 0.97 |
| Subtotal Market | 40 | | | | | |
| **TOTAL** | | | | | | |
| 1-BR | 20 | 687 | | | 701 | 1.02 |
| 2-BR | 40 | 819 | | | 819 | 1.00 |
| 3-BR | 30 | 1,087 | | | 973 | 0.90 |
| 4-BR | 10 | 1,190 | | | 1,164 | 0.98 |
| | 100 | | | | | |

**NOTE: UTILITY ALLOWANCE**

Utility Allowance Estimate based on Boston Housing Authority Section 8 / Chapter 707 Utility Allowance Chart. Tenants pay own electricity and cooking fuel. Heat and hot water included in rent.

BHA Utility Allowance Chart - Effective 1/1/91

| | UTILITY ALLOWANCE | | | |
|---|---|---|---|---|
| | 1-BR | 2-BR | 3-BR | 4-BR |
| Cooking Fuel | 7 | 8 | 10 | 12 |
| Electricity | 26 | 30 | 35 | 41 |
| | 33 | 38 | 45 | 53 |

There are no conventional market apartment complexes comparable to the size of the proposed Parcel B housing development near Boston Chinatown. The unique location of the Financial District, Downtown Crossing and Boston Common within close proximity has influenced the type of market rate housing available. Primarily, the market housing complexes that are nearby are predominately luxury condominiums such as Heritage on the Common, Parkside East, Devonshire and Tremont on the Common. The Parcel B development is therefore unique for this reason. Parcel B will be an important contribution toward meeting the great demand for affordable housing and will also provide market units in a prime and desirable location.

The attractiveness of living in Chinatown for Asians and non-Asians is due to the proximity to many important amenities such as Asian food markets; bilingual services; specialized new immigrant services; employment opportunities and services; outstanding medical services; excellent transportation access; department stores; theatre and entertainment areas; fine dining facilities; and large public open spaces such as the Public Gardens and the Boston Commons. The location is also ideal as it is so close to popular city sites such as Copley Square, Fanueil Hall Market Place, Downtown Crossing, Theatre District, the Charles River and many educational institutions such New England School of Law, Tufts Medical and Dental Schools and UMass.

Although there is no comparable conventional market apartment complexes in or near Chinatown, there are two comparable mixed income housing developments.

31 Beach Street Project
482-1011

This rehabilitation project opened in 1988 and has 32 units. 13 of these units are market rate and 19 units are subsidized.

| TYPE | NO. | RENT | SQ.FT. |
|---|---|---|---|
| 1-BR | 9 | $749 | 605-640 |
| 2-BR | 2 | $945 | 797 |
| 3-BR | 2 | $1,188 | 888 |

Amenities: Dishwasher, garbage disposal, intercom system, hardwood floors, elevators.

Present market rate vacancies:

Waterford Place
482-2747

This new construction project open in 1990 and has 40 units. 14 of these units are market rate and 26 units use subsidies.

| TYPE | NO | RENT | SQ. FT. |
|---|---|---|---|
| 1-BR | 5 | $775-$825 | 512-702 |
| 2-BR | 2 | $1,050-$1,100 | 752 & 825 |
| 3-BR | 3 | $1,250 | 1,077 & 1,256 |
| 4-BR | 4 | $1,400 | 1,350 & 1,460 |

Amenities: Dishwasher, garbage disposal, washer/dryer hook-ups (3/4 bedrooms only), intercom system, community room, laundry room, rental parking, terrace.

Market Rate Vacancies:

Our research indicated that the following realtors rent apartments in the neighboring Bay Village, South End, Back Bay, Beacon Hill and Downtown. Most of them indicated that their higher quality apartments were still moving well, while poor quality ones took longer or had difficulties. The attainable rents which varied widely due to location and amenities. Nearly all of their renter markets were made up of primarily professionals.

| | Phillips Street<br>57 Phillips St.<br>Boston<br>720-1018 | Conway Co.<br>75 Charles St.<br>Boston<br>227-2300 | Cabot & Co.<br>213 Newbury St.<br>Boston<br>262-6200 |
|---|---|---|---|
| 1-BR | $625-$825 | $950-$1,000 | $800-$1,300 |
| 2-BR | $895-$1,200 | $950-$1,000 | $900-$1,500 |
| 3-BR | $1,275-$1395 | $1,800-$2,200 | $1,100-$2,000 |

| | Rondeau<br>69 Appleton St.<br>Boston<br>247-0300 | Sprogis<br>679 Tremont St.<br>Boston<br>262-1504 | Itzcan & Marchiel<br>160 Comm. Ave.<br>Boston<br>247-2909 |
|---|---|---|---|
| 1-BR | $695-$1,000 | $650-$900 | $700-$1,600 |
| 2-BR | $895-$1,500 | $800-$1,600 | $1,800-$2,000 |
| 3-BR | $1,250-$1,800 | $1,300-$2,400 | $1,800-$2,000 |

| | Boston Realty<br>139 Mass. Ave.<br>Boston<br>236-2062 | Copley Sq.<br>209 Newbury St.<br>Boston<br>262-2600 | Century 21<br>661 Bolyston St.<br>Boston<br>266-3690 |
|---|---|---|---|
| 1-BR | $675-$750 | $750-$850 | $650-$1,500 |
| 2-BR | $975-$1,050 | $900-$1,100 | $950-$2,000 |
| 3-BR | $1,300 | $1,100-$1,200 | $1,200-$3,000 |

With the very high demand for affordable units in the Chinatown area, we know that the low income units will be absorbed quickly. With the attractiveness of location and numerous amenities, our proposed market rate apartments priced at $700 for an one bedroom unit, $880 for a two bedroom unit and $1,000 for a three bedroom unit are also expected to be absorbed quickly.

FORM 11

## FINANCING SOURCES

### Construction

| | | |
|---|---|---|
| Project Cost: | | 14,166,000 |
| Developer Equity & Grants: | | 688,000 |
| Source of Equity & Grants: | | |
| 1. Community Development Action Grant | 500,000 | |
| 2. BRA Capital Contributions | 188,000 | |
| Syndication Proceeds | | 2,235,000 |
| Percent syndicated | 100% | |

Loan Sources:

| Source | Loan Type | Rate | Fees | Term (mos) | Amount |
|---|---|---|---|---|---|
| MHFA | Construction Loan | 8.50% | 0.30% | 20 | 11,243,000 |

### Permanent

| | | |
|---|---|---|
| Project Cost: | | 14,166,000 |
| Developer Equity & Grants: | | 688,000 |
| Source of Equity & Grants: | | |
| 1. Community Development Action Grant | 500,000 | |
| 2. BRA Capital Contributions | 188,000 | |
| Syndication Proceeds | | 2,235,000 |
| Percent syndicated | 100% | |

Loan Sources:

| Source | Loan Type | Rate | Fees | Term (yrs) | Amount |
|---|---|---|---|---|---|
| MHFA | TAX EXEMPT | 8.50% | 0.30% | 35 | 11,243,000 |

The construction and permanent mortgage will be supported by operating subsidies from three sources (See 15 Year Operating Proforma):

1. Rental Development Action Loan (R-DAL) - $250,000 in the first year;

2. Neighborhood Housing Trust Linkage Funds will be used to provide an operating subsidy for the housing over a twenty year period. The linkage funds will become, in effect a twenty year operating annuity for the housing, with $270,000 spent the first year and decreasing amounts in later years. In order to fund this twenty year operating annuity, $1,560,000 in linkage funds must be available and escrowed at construction loan closing, earning an 8.5% interest rate. By adding linkage funds to the rents that can be afforded by the residents, the project is able to support a mortgage that is $2,797,000 larger than it could otherwise pay. Thus, the $1,560,000 leverages mortgage funds worth $2,797,000.

3. BRA Operating Contribution - $76,000 per year for 21 years.

A 350 space parking garage is proposed to be developed by a creative joint venture between the Chinatown community, the BRA and the New England Medical Center on a BRA owned parcel adjacent to this site. Residents will have the guaranteed option to lease 70 parking spaces at a reduced rate without ACDC having to incur any of its development or operating costs.

FORM 12

AFFIRMATIVE MARKETING PLAN

NOTE: The Affirmative Marketing Plan must be consistent with HUD requirements regarding tenant selection. Owners must agree to affirmatively market completed vacant units to referred applicants from the BHA waiting list.

1. Developer/Owner Name, Address Asian Community Development Corporation
360B Tremont St. Boston, MA 02116 Tel. No. 482-2380

2. Name and Address of Housing Chinatown Parcel R3-B Project
Washington St./ Oak st./ Marginal Rd./ Harrison Ave.

3. No. of Units 100 Vacant x Occupied _____

4. Indicate which racial or ethnic groups are least likely to apply for the housing without special outreach.
Asians (Please see attached)

5. Indicate the media to be used to advertise the availability of the housing to the groups noted in #4. Please see attached.

| Name of Newspaper, Radio or Television Station | Racial/Ethnic Identification of Market |
|---|---|
| | |
| | |
| | |
| | |
| | |

6. If brochures, leaflets, or other handouts are to be used, describe method of distribution.

PLEASE SEE ATTACHED.

7. List Community contacts and describe method of contact.

PLEASE SEE ATTACHED.

8. If owners/renters are to be selected from a waiting list or pool of applicants, please describe the method that will be used to develop the applicant pool, the criteria that will be used for pre-qualifying the applicants, and the standards that will be used for final selection of buyer(s) or tenant(s). Attach separate page if necessary.

PLEASE SEE ATTACHED.

9. Please describe other efforts planned as part of your outreach program not adequately covered by this form.

PLEASE SEE ATTACHED.

FORM 12

AFFIRMATIVE MARKETING PLAN

5.-7. General Outreach and Outreach to Asians

The developer will not discriminate or permit discrimination upon the basis of race, color, religious creed, marital status, sex, age, ancestry, sexual preference, military status, or handicap in the rental, use and occupancy of the project.

ACDC agrees to comply with the Affirmative Fair Marketing Guidelines of the Executive Office of Communities amd Development and the City of Boston. ACDC will maintain a record of all newspaper ads, outreach letters, translations, leaflets and other outreach efforts. These will be available for review by EOCD and the City of Boston prior to tenant selection upon request.

Brochures and leaflets will be used in the affirmative marketing of the proporty. The HUD logo and slogan "Equal Housing Opportunity" will appear on all marketing materials. Marketing materials will be produced in Chinese, Vietnamese, Cambodian, Spanish, Creole and French. Outreach letters introducing the project will be sent to community groups, organizations, community newspapers, educational and medical facilitites, housing authorities and religious organizations within a reasonable geographic area surrounding the site (See list of outreach organizations, attached.) Articles and advertisements will be placed in community newspapers. Community meetings will be set up held to explain eligibility criteria and rent-up procedures.

In order to reach members of the Asian Community, additional multi-lingual workshops will be done in Chinatown and other neighborhoods where there are high concentrations of Asians.

8. Development and Selection of Applicant Pool

ACDC will be selecting potential applicants from the BHA section 8 waiting list and plans to verify all information regarding income before applicants are placed on the pre-qualifying list. Those eligible for the final selection list will have had reference checks and income verifications completed.

ACDC is still in the preliminary stages of exploring the methods it will use to select future renters for the Parcel R-3B Project and has not firmly decided on an official method.

9. Low and Moderate Income Rental Units

The development will include 60 units for low income families, 52 of the units has been designated for assisted families (50% of the Median Boston SMSA) and 8 unassisted families (60% of the Median Boston SMSA).

The need for large affordable rental units in Chinatown has been well documented by the BRA in recent studies (Chinatown Housing Survey, Chinatown User Survey, 1988). ACDC does not anticipate any difficulties in marketing the low income units in this development.

Market Income Rental Units

The Parcel R3-B development will include 40 market rate units; there will be 18 one bedrooms; 18 two bedrooms and 4 three bedrooms. ACDC anticipated that an extensive marketing effort will be required to rent these units, where rents are between $700-$1,000. ACDC's marketing strategy will be to target higher income users of Chinatown, as well as employees of businesses located in the Chinatown and South Cove areas. According to the 1988 Chinatown User Survey conducted by the Boston Redevelopment Authority, Boston's Chinatown neighborhood has a variety of resident and non-resident users, that is, those who work in Chinatown, who visit restaurants or grocery strores, who visit families and friends, or who pass through on their way from one section of Downtown to another. Four-fifths of all Chinatown users are not neighborhood residents and nearly two-thirds of the users are Asians. Non-residents users tend to be younger, more educated, and better off financially than the Chinatown residents. A significant thirteen percent of those surveyed by the BRA has incomes of over $40,000. The survey also indicates a strong desire on the part of the users, including non-Asians, to live in CHinatown if housing were available and rates were comparable to their present housing costs. Nearly one third of those surveyed think that it is very likely that they would move to Chinatown, and almost half, 49%, think it is least somewhat likely that they would use this opportunity. (Chinatown User Survey, 1988).

ACDC will recruit market income renters through outreach similar to that described in Section A above, with additional outreach through mass circulation newspaper ads and real estate brokers. ACDC will also direct its outreach efforts towards professional organizations such as the National Association of Asian American Professionals, the Organization of Chinese Americans, and the Asian-American Lawyers Association, since their members are more likely to be higher income users of Chinatown. ACDC will publicize the availability of these units with other minority and business organization. ACDC will also target these units to employees who work for major institutional in the area such as the New England Medical Center, Tufts University Medical and Dental Schools, IBM, Teradyne, and the Boston Herald. ACDC's marketing approach will emphasize the many amenities which this development offers such as, the attractive design, proximity to Chinatown's food, shopping and cultural activities, convenient location to Downtown; easy access to the Mass. Turnpike and public transportation; and walking distances to such historic neighborhoods such as Beacon Hill, Back Bay, Bay Village and South End.

# OUTREACH ORGANIZATIONS

| Community Newspapers | Language |
|---|---|
| Sampan | Chinese/English |
| Sing Tao | Chinese/English |
| El Mundo | Spanish/English |
| La Semana | Spanish/English |
| South End News | English |
| Bay State Banner | English |
| Jamaica Plain News | English |
| Boston Ledger | English |
| East Boston Community News | English |
| Patriot Ledger | English |
| Dorchester Community News | English |
| Bay Window | English |

| Geographic Location and Name of Community Organization | Target Group |
|---|---|
| **Chinatown/South Cove** | |
| Chinese American Civic Association | Chinese, Indochinese |
| Greater Boston Golden Age Center | Chinese, Elderly |
| Chinese Consolidated Benevolent Ass. | Chinese |
| South Cove Health Center | Chinese, Indochinese |
| Chinatown Occupational Training Center | Chinese, Indochinese |
| Chinese Burmese Association | Chinese, Indochinese |
| Mass Pike Tenants Association | Chinese, Others |
| Quincy School Community Council | Chinese, Others |
| Church of All Nations | Multi-ethnic |
| International Ladies Garment Workers Union | Multi-ethnic |
| Castle Square Tenants Association | Multi-ethnic |
| **Allston/Brighton** | |
| Kmhmu Family Center | Kmhmu-Lao |
| Laotian American Cultural Association | Laotian |
| Allston-Brighton Community Health Center | Indochinese, Others |
| St. Elizabeth's Hospital | Multi-ethnic |
| Brighton Marine Hospital | Indochinese, Multi-ethnic |
| **South End/Lower Roxbury** | |
| United South End Settlements | Black, Latino |
| South End Neighborhood Action | Black, Latino |
| Inquilinos Boricuas en Accion | Latino |
| St. Stephen's Church | Multi-ethnic |
| Casa Myrna Vasquez | Black, Latina |

| | |
|---|---|
| Union Methodist Church | Black |
| Cardinal Cushing Center | Latino |
| Cathedral of the Holy Cross | Multi-ethnic |
| Cooper Community Center | Black |
| South End Community Health Center | Multi-ethnic |

Roxbury

| | |
|---|---|
| Roxbury Multi-Service Center | Black |
| Roxbury-North Dorchester APAC | Black, Latino |
| Roxbury Comprehensive Health Center | Black, Latino |
| La Alianza Hispana | Latino |
| Twelfth Baptist Church | Black |
| Education/Instruction | Black, Latino |
| Nuestra Communidad CDC | Black, Latino |
| Quincy-Geneva Housing Corporation | Black, Latino |
| Lena Park Neighborhood House | Black |
| Greater Roxbury CDC | Black, Latino |

Dorchester/Mattapan

| | |
|---|---|
| Codman Square Health Center | Black, Latino |
| Harvard Street Health Center | Multi-ethnic |
| Uphams Corner Health Center | Multi-ethnic |
| Mujeres Unidas En Accion | Black, Latino |
| Fields Corner CDC | Black, Latino |
| Lena Park CDC | Multi-ethnic |
| Dorchester Bay CDC | Multi-ethnic |

Other

| | |
|---|---|
| South Boston Neighborhood House | White |
| North End Union | White |
| East Boston CDC | White |
| Boston Indian Council | Native American |
| League of Haitian Families | Haitians |
| Haitian Multi-Service Center | Haitians |
| Ethiopian Family Center | Ethiopians |
| Cambocian Community of Mass. | Cambodians |
| Vietnamese American Civic Ass. | Vietnamese |
| Cambodian Mutual Assistance Ass. of Greater Lowell | Cambodian |
| Local Housing Authorities | Multi-ethnic |
| Mass. Office for Refugees and Immigrants | Multi-ethnic |

Minority Professional/Business/Civic Organizations

National Conference of Black Lawyers
Asian American Lawyers Association
NAACP
Urban League
Black Political Task Force

Hispanic Office of Planning and Evaluation
African Professionals Network
National Association of Asian American Professionals
Hispanic Lawyers Association
Boston Urban Bankers Forum
Minority Developers Association
National Association of Black Accountants
National Black MBA Association
Boston Contractors Association

Disabled Persons Groups

Boston Center for Independent Living
Center for Individuals with Disabilities
Community Health Services
Office of Handicapped Affairs
Mass. Coalition of Citizens with Disabilities
Veterans Administration
Mass. Rehabilitation Commission

FORM 13

NON-DISCRIMINATION STATEMENT

As a condition of receiving Section 8 Project-Based Assistance, I, Carol Lee or Asian Community Development Corp., agree not to discriminate or permit discrimination on the basis of race, color, religious creed, marital status, sex, age, ancestry, sexual preference, military status, handicap, national origin, source of income, or presence of children (except in the case of an elderly project) in the lease, rental, or use and occupancy of the property located at South Cove Parcel R3-B, Washington St./Oak St./ Marginal Rd./ Harrison Ave.

Furthermore, I agree to comply with the attached Affirmative Marketing Plan and to maintain a record of all newspaper ads, outreach letters, translations, leaflets and any other outreach efforts as described in the attached plan. These will be available for review by the Public Facilities Department or the Boston Housing Authority or designee upon request.

I understand that I shall be able to proceed with completion of my project if I have taken every step outlined in the City-approved Affirmative Marketing Plan. Compliance shall be determined by the Public Facilities Department or the Boston Housing Authority, its designee and/or the Boston Fair Housing Commission. If I have not adequately complied with the City-approved plan, I shall be required to conduct additional outreach or marketing efforts as determined by the Public Facilities Department or the Boston Housing Authority or its designee.

OWNER

4/29/91

DATE

FORM 14

PUBLIC FACILITIES DEPARTMENT
ARSON COMMISSION INFORMATION REQUEST

PART I, PROPERTY INFORMATION

Property Address: Washington St./Oak St./Marginal Rd./Harrison Ave

Section of City: Chinatown

Ward/Parcel Numbers: South Cove Parcel R3-B

Property Owner Name: Boston Redevelopment Authority

PART II, ARSON COMMISSION INFORMATION

Has the subject property owner ever been convicted of an arson related crime

NO

Is the subject property owner currently under investigation by the Arson Squad?

NO

Comments

FORM 15

PUBLIC FACILITIES DEPARTMENT
FAIR HOUSING COMMISSION INFORMATION REQUEST

PART I, PROPERTY INFORMATION

Property Address: Washington St./Oak St./Marginal Rd./ Harrison Ave.
Section of City: Chinatown
Ward/Parcel Numbers: South Cove Parcel R3-B
Project name: Chinatown Parcel R3-B Project
Property Owners name: Boston Redevelopment Authority
Developers Name: Asian Community Development Corporation

PART II, FAIR HOUSING COMMISSION INFORMATION

Has the subject property owner been found to be in violation of Fair housing laws? NO

Is the subject property owner currently in mediation with MCAD or Fair Housing Commission? NO

Was the person cooperative with the Commission? Yes _____ _____ _____
No _____ _____ _____

Comments _____

FORM 16

PUBLIC FACILITIES DEPARTMENT
RENT EQUITY BOARD STATUS REQUEST

PART I, PROPERTY INFORMATION

Property Address: Washington St./ Oak St./Marginal Rd./Harrison Ave.

Section of City: Chinatown

Ward/Parcel Numbers: South Cove Parcel R3-B

Landlord/Owner Name: Boston Redevelopment Authority

Landlord/Owner Address City Hall Plaza 9th floor

Boston, MA 02201

(Section of City & Zip)

PART II, RENT EQUITY BOARD INFORMATION

Property Registered: Yes_____(see rent roll Page 2)

No x

If Registered:

1. Property Exempt? Yes_____No_____
   A. Reason for Exemption Ruling: _____
   B. Date of Exemption Ruling: _____
2. Number of Units registered: (If not exempt) _____
   A. Number of Units Rent Controlled: _____
   B. Number of Units vacancy decontrolled: _____

Form 16/pg2.

Property Address: _____

Ward/Parcel Number: _____

| UNIT # | CONTROLLED (X indicates Yes) | DECONTROLLED (X Indicates Yes) |
|---|---|---|
| | | |
| | | |
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| | | |

Outstanding violations

Does owner of this property have any outstanding conplaints before the Rent Equity Board or the Boston Housing Court? Yes_____ No__x__

If Yes, please specify _____

_____

_____.

FORM 17

PUBLIC FACILITIES DEPARTMENT
TAX TITLE DIVISION INFORMATION REQUEST

PART I, AFFIDAVIT: APPLICANT'S DISCLOSURE OF PROPERTY OWNED

List all property that each applicant presently owns or has owned in the City of Boston:

NONE

List all property that is now owned in the City of Boston by any corporation, trust, partnership or joint venture that you are now associated with:

| Entity | Property Address |
|---|---|
| NONE | |

List all property that was owned in the City of Boston by any corporation, trust, partnership or joint venture that you were associated with, during the period of your association with that entity:

NONE

The above information is true and complete to the best of my knowledge.

Carol Lee — 4/29/91

Applicant Signature — Date

Carol Lee

Typed in name

Co-Applicant Signature — Date

Typed in name

PART II, TAX TITLE DIVISION REPORT

Attached please find the applicant's disclosure of Property Owned Affidavit. Please review the information and inform me if there is any reason why this applicant should not be considered for funding by the Neighborhood Housing Trust due to present or past tax problems.

==========

I have received the attached information and

_____ I have cleared this applicant for participation in the Neighborhood Housing Trust's funding program.

_____ I find that this applicant is not eligible for participation in the Neighborhood Housing Trust's funding program for the following reason(s):

_____

_____

_____

_____

_____

_____

_____

_____

Signature — Title — Date



2311f/from original master
5391f

## ATTACHMENT G

## DESCRIPTION OF DEVELOPMENT ENTITY

CEDC was tentatively designated as developer of the entire Mei Wah Village site in September 1988. At that time, CEDC was a general partner in R-3A Associates Limited Partnership, which also included Peabody Construction, Ed McCormack, as well as several other private Asian investors, as general partners. In 1990, the BRA requested that all of the general partners, with the exception of CEDC, resign from any ownership interest in the development. R-3A Associates Limited Partnership may remain the development entity for Mei Wah Village, or a separate limited partnership may be formed for each phase. This has not yet been legally determined, nor have required revisions to the existing partnership agreement been completed. In any event, CEDC or a new subsidiary corporation will be the sole general partner of any existing or newly created limited partnership entity. Therefore, information is attached hereto only for CEDC.

# The Chinese Economic Development Council - Resume

## Organizational History and Accomplishments

### 1. History of CEDC

CEDC is a nonprofit 501 (c) (3) community development corporation. It began operating in June, 1975, and in October, 1977, began administering the Special Impact Program funds under Title VII of the Community Services Act of 1974. CEDC is one of just 38 economic development corporations nationwide awarded CDC status, and is the only one with an Asian-American focus.

CEDC's organizational purpose is to improve the socio-economic conditions of the Chinese-American community in Chinatown. CEDC worked to achieve parity between this target area and the Boston SMSA surrounding it. As a community development corporation, CEDC seeks to correct imbalances in the provision of housing, jobs, and human resources.

CEDC's agents are controlled by a nonprofit parent, governed by non-partisan diverse Chinese-American groups. These member groups appoint representatives to serve on the Board of Directors. Most notable among these member groups are the pioneering organizations that preceeded and contributed to the formation of CEDC including the Chinese Consolidated Benevolent Association (CCBA), the Chinese Merchants Association (CMA), Chinese American Civic Association (CACA), the National Chinese Welfare Association (CWA), and the Chinatown Young Men's Christian Association (YMCA). Combined, these member groups account for almost the entire Greater Boston Chinese Community.

### 2. Major Organizational Achievements

CEDC prides itself on being firmly committed to the principle and reality of being completely accessible and accountable to its constituents in Chinatown, as well as the larger Greater Boston Asian Community. The board includes low income representative groups, as well as housing, business, and financial specialists. At every level, from the board of directors, to standing and special committees and the staff, CEDC is structured to encourage and include maximum community input.

The board works with the staff on a day to day basis, contributing their special expertise in all areas of activity. CEDC has established six board subcommittees that deal with various organizational issues such as long range planning, loans, and investments, and real estate holdings. These subcommittess meet bimonthly and report their findings and recommendations to the board bimonthly at the CEDC board meetings.

The highly skilled CEDC staff has successfully implemented many housing and economic development projects. Staffing at CEDC was initailly funded by the federal Community Service Administration (CSA). CSA was eliminated in 1981 by the Reagan Administration. CEDC's by-laws were established in conformance with CSA requirements that mandate the board must be represented by community member groups, instead of at-large elected individual representatives. Consequently, CEDC is ineligible for available state funding for CDC administration. CEDC prides itself on having been able to continue to fund its staff since 1981. CEDC Realty Corporation, CEDC's wholly-owned subsidiary generated 27 percent of the necessary money, while private funding sources contributed 73 percent.

Presently, CEDC has three full-time and four part-time staff members. The full-time staff includes: an executive director, a property manager, and a book-keeper. CEDC hopes to form a seperate property management company to take over the daily operations of its residential and commercial holdings. This will internalize a service previously performed by privately-contracted management companies.

3. Major Project Accomplishments

a. Provision of Affordable Housing

OXFORD PLACE

CEDC Realty Corporation, a wholly-owned subsidiary of CEDC, Inc., is the general partner of Oxford Place Associates, a Massachusetts limited partnership. Oxford Place Associates sucessfully financed, built and syndicated Oxford Place, a $2.7 million MHFA financed housing development in the center of Boston's Chinese Business District. This development contains 39 low-income family units that were fully occupied two weeks after the building opened in November, 1983. All 39 units received Section 8 rental subsidy.

31 BEACH STREET

CEDC Realty Corporation spent $3.5 million to rehabiltate its 31 Beach Street property into a mixed-use complex. The top four floors of the 11 story building contain 32 market rate and subsidized housing and was available in the fall of 1988. The state 707 program is being used to subsidize 13 of these units. The lower floors contain commercial incubator space for start-up companies, a Job Training Center, and renovated CEDC offices.

As an organizational member of the Chinese Consolidtaed Benevolent Association, CEDC has supported their efforts in the development of Waterford Place, a 40 unit SHARP rental housing development located at 180 Shawmut Avenue.

b. Economic and Business Development

In addition to its ongoing renovation of 31 Beach Street to include business incubator space, CEDC has participated in several economic development activities.

THE CHINA TRADE CENTER was purchased by CEDC in the late 1970's. CEDC joint ventured with a private developer and completed the $10 million rehabilitation of the building into 105,000 square feet office and retail space in 1983. The China Trade Center was the first major dvelopment in the Combat Zone and the first Chinese-sponsered large scale commercial project.

ADVANCED ELECTRONICS, INC. CEDC initiated this electronic assembly plant in 1976 by obtaining contracts, financing, space, manpower programs and other technical assistance in return for an equity position. CEDC owns 6 percent of the company which currently employs more than 160 Chinatown residents and has over $1 million in sales annually.

CATHAY FOODS CEDC owns 48 percent of this for-profit corporation engaged in the high-speed production of noodle-related products. CEDC provided $245,000 in equity financing and arranged for an additional $245,000 in loans. The company acquired a modern bean sprout company and a large fruit and vegetable distribution company in New York to augument Cathay Foods.

CHINESE CULTURE INSTITUTE For three years, CEDC had operated this Chinese arts and culture center. When CSA ceased its organizational funding in 1981, CEDC entered into an agreement with the Wang Center and the New England Medical Center to relocate the gallery and culture center through donations of space and capital improvement money. CEDC has continually lent technical and office support to the Institute, which is presently the only Chinese art center in New England.

INTERNATIONAL POWER DEVICES CEDC recently obtained a grant form the federal Department of Health and Human Services in the amount of $300,000, to help subsidize jobs and job training programs at this Boston based company. As is the focus of CEDC, this grant will encourage the training and hiring of low-income personnel in the high-density Asian populated Brighton.

## Organizational and Programmatic Goals

### 1. Organizational Goals

Staff expansion to assist in the affordable housing developments it plans to undertake is CEDC's major organizational goal. A distinct organizational division - Housing and Real Estate Development - will be created and devoted to overseeing both past and future developments. It will include CEDC Realty Corporation and the newly created managememt company, as well as require additional project coordinators and property managers. CEDC will also create a subcommittee on the board to work with this new division.

Historically, CEDC has increased its staff gradually through real estate development income, and has limited the staff to available development income support. Future large housing developments will require additional staffing well in advance of any potential income. Given that CEDC is not eligible for available state administration funding, this necessary staff funding will have to come from programs like the Neighborhood Development Support Coloborative and improved financial management of CEDC Realty Corporation's real estate development income. Therefore, CEDC recognizes the need to work on financial management of its internal resources towards the eventual goal of achieving financial self-sufficiency. In addition, it must explore other sources of administrative funding and support.

### 2. Programmatic Goals

CEDC recognizes the paramount concern of the Chinatown community is the need for affordable housing units. The expansion of its project management staff and the creation of the Housing and Real Estate Development Division, CEDC's primary programmatic goal will be to become a major force for the development of more and better affordable housing units.

CEDC plans to submit a strong family housing proposal in response to the BRA's pending RFP for Parcel R-3/R-3A. Approximately 100,000 square feet in size, R-3/R-3A represents a major opportunity to create between 200 and 300 units of affordable housing, as well as 60,000 square feet of community space.

CEDC is in the process of developing a property management company to help in the operation and management of both CEDC's past and future affordable housing developments. There is presently no Asian-owned property management company in Chinatown or the Greater Boston area. CEDC has been assisted in the formulation of its management company by the Massachusetts Housing Finance Agency, and S-C Management

Corporation, the current manager of Oxford Place. CEDC's management company will internalize an important service that will experience an ever increasing demand in the developing Chinatown area.

END

NAME OF ORGANIZATION: Chinese Economic Development Council

B.3. MAJOR PROJECT ACCOMPLISHMENTS AND BENEFITS

a. Completed Projects:

| Location/ Name | Period Dates | Description # units, type | Sources of Financing | Role of NDC | Benefits to Community |
|---|---|---|---|---|---|
| Chinatown / Oxford Place | 1983 | 39-unit subsidized | MHFA-construc & perm. loans syndication | | subsidized housing |
| Combat Zone China Trade Center | 12/85 | 6 story 105,000 | IRB, BIDFA HUD UDAG-BDG LP Syndication | | Redevelop Neighboring Combat Zone |
| Chinatown/ 31 Beach St. | Complete 1989 | mixed-use, 11 story rehab, 32 units 42,000 sq. ft. office/activity | conventional bank loan, HHS | | provides low & middle income housing, low-cost office space & training center |

NAME OF ORGANIZATION: Chinese Economic Development Council, Inc.

B.3. MAJOR PROJECT ACCOMPLISHMENTS AND BENEFITS

b. Projects in progress or proposed:

| Location/ Name | Status | Description # units, type | Potential Financing | Role of NDC | Benefits to Community |
|---|---|---|---|---|---|
| Chinatown Parcel R3/R3A | 1991 | mixed-use 150 units/ 20,000 sq. ft. retail & community space | Linkage Bank Loan Syndication Public Funds | Operations/ Technical Assistance | provides low-cost housing community (retail) space |

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